



**Neptune Township ~ Zoning Board of Adjustment  
Regular Meeting Agenda  
To be Held in the Municipal Complex  
25 Neptune Boulevard  
2<sup>nd</sup> Floor Township Committee Meeting Room  
Wednesday, April 3, 2024 at 7:30 PM**

This Regular Meeting of the Neptune Township Zoning Board of Adjustment which has been duly constituted and advertised according to law is now called to order. Fire exits are clearly marked at the side and rear of this room. If alerted of a fire, please move in a calm and orderly manner to the nearest smoke free exit. At this time, I would ask everyone to please silence all cell phones and other paging devices, as they are distracting to others.

It is the policy of the Zoning Board of Adjustment to end all matters no later than 11 p.m. No new applications will begin after 10:00 p.m. nor will any new witnesses or testimony begin after 10:30 p.m.

It is the Board's policy to adhere to the following procedure:

After testimony by the Applicant's attorney, their professional or proffered witness, questions will follow by members of the Zoning Board for that particular witness. After the Members of the Zoning Board ask their questions, the Zoning Board Professionals shall have the opportunity to ask questions. These questions by the Members of the Board and its professionals directed to applicant's witness may overlap.

After the Board Members and Board Professionals have finished their questioning, the Chairperson of the Zoning Board shall open the Public Portion session of the meeting for the public to ask **QUESTIONS ONLY** of the witness currently testifying. **THIS IS NOT THE TIME FOR PUBLIC COMMENT OR OPINION.** Each member of the Public who wishes to question this witness **MUST** form a line at the podium in order to be heard.

Each individual from the public must state their name, spell their last name, state their address for the record, and will have **ONE (1), five (5) minute session** to question the applicant's witness currently under oath. All questions should be directed to the Witness regarding his or her testimony **ONLY** and questions should not be repeated. **Time is not transferable between members of the public.**

The Public should be aware that a public question session will be held upon the conclusion of **EACH INDIVIDUAL WITNESS FOR THE APPLICANT**. Once the applicant's witness (or any other witness) has finished testifying, they are not subject to recall by the public, but may take the stand again as a part of the Applicant's hearing process. Every witness who appears may be subject to Board Member, Board Professional, and Public Questioning. **THE BOARD AND ITS PROFESSIONALS; HOWEVER, ARE NOT SUBJECT TO QUESTIONING.**

At the completion of Applicant's case, when the applicant has finished with all of their witnesses and evidence presentation, the Chairperson of the Zoning Board will open up the floor for **PUBLIC COMMENT**. At this time, individuals from the public will be sworn in, give their name and address for the record and will have **ONE (1), five (5) MINUTE SESSION TO PROVIDE COMMENT OR OPINION ON THE APPLICATION AS A WHOLE. THIS IS THE TIME WHEN THE PUBLIC MAY EXPRESS TO THE BOARD THEIR OPINIONS ABOUT THE APPLICATION SUBJECT TO A VOTE.** **Time is not transferable between members of the public.**

At the conclusion of the Public Session for Comments, the Applicant or their attorney may provide a "Summation" or Closing Statement to the Board. After Summation, the Board and its Professionals may engage in a discussion, on the record, regarding the Application and its contents. **There will be no further input from the public or the applicant at this time.**

Upon conclusion of Discussion, the Board may make a motion with regard to the application and vote upon same. We ask that both the Applicant and members of the Public be respectful of the process as outlined above.

**I. Roll Call on Board Members:**

Barbara Bascom	Shane Martins, 1 <sup>st</sup> Vice Chair	Danny Lynn (Alternate #1)
Dr. James Brown	Naomi Riley, 2 <sup>nd</sup> Vice Chair	Brittany Dremluk (Alternate #2)
William Frantz, Chair	Shawn Weston	Shawn Mazur (Alternate #3)
		Lisa DiPace (Alternate #4)

Also Present:            Monica C. Kowalski, Esq. – Board Attorney  
                                 Matt Shafai, PE, PP, CME – Board Engineer  
                                 Jennifer C. Beahm, PP, AICP – Board Planner

**II. Flag Salute**

**III. Swearing in of New/Reappointed Board Members:**

- a. **Shawn Weston as a Zoning Board of Adjustment Member for the remainder of a 4-year term expiring December 31, 2025**
- b. **Brittany Dremluk as a Zoning Board of Adjustment Alternate #2 Member for the remainder of a 2-year term expiring December 31, 2025**
- c. **Shawn Mazur as a Zoning Board of Adjustment Alternate #3 Member for the remainder of a 2-year term expiring December 31, 2024**

**IV. Resolutions to be memorialized:**

- a. **ZBA#24-12 – Approval of Bulk Variance for the Construction of a Deck – William Weeks – Block 5203, Lot 5 – 310 Woodmere Avenue**

*Those Eligible:* Barbara Bascom, Dr. James Brown, Danny Lynn, Shawn Weston, Shane Martins, Naomi Riley, and William Frantz

- b. **ZBA#24-13 – Approval of Use Variance for Expansion of Pre-Existing, Nonconforming Multi-Family Property Damaged by Fire – Emmon Dormeus – Block 715, Lot 4 – 1608 Monroe Avenue**

*Those Eligible:* Barbara Bascom, Dr. James Brown, Danny Lynn, Shawn Weston, Naomi Riley, and William Frantz

- c. **ZBA#24-14 – Approval of Use Variance and Preliminary & Final Site Plan w-Bulk Variances – 1208 5<sup>th</sup> Ave, LLC – Block 420, 18 – 1208-1210 05<sup>th</sup> Avenue**

*Those Eligible:* Barbara Bascom, Dr. James Brown, Danny Lynn, Shawn Weston, Shane Martins, Naomi Riley, and William Frantz

**V. Extension of Time Request:**

- a. **ZB21/09 – GSZ Realty, LLC – Block 808, Lots 5, 6, 7, & 8 (now known as Block 808, Lot 5.01) – Monroe Ave, State Highway 35, and West Bangs Ave (now known as 505-507 Highway 35) – The Applicant was granted Preliminary and Final Major Site Plan approval with Use Variance, Bulk Variance, and Waiver relief via Resolution ZBA#22-11 which was memorialized on June 1, 2022. The Applicant is now seeking a 1-year extension on this approval due to the size of the project and requires additional time to commence construction.**

**VI. Applications Under Consideration:**

- a. **ZB22/15 – (Use Variance for Expansion of a Non-Conforming Use) - 1902 Stratford Ave, LLC (Melton Johnson) – Block 906, Lot 7 – 1902 Stratford Avenue** – Applicant is seeking Use Variance to remodel the existing nonconforming detached single-family dwelling by constructing a second story addition with an attic space, increasing the size of the dwelling unit by 184 sq. ft. Applicant is represented by Ronald J. Troppoli, Esq.
- b. **ZB24/04 – (Bulk Variances for Fence Height) – Wall Congregation of Jehovah’s Witnesses – Block 5112, Lot 8 – 11 Hampton Court** – Applicant is seeking bulk variances to extend a 6-foot-high solid vinyl privacy fence into the front yard area and maintain an existing 5-foot-high solid wood “screening” fence in the front yard area. Applicant is represented by Jared M. Pape, Esq.

**VII. Adjournment:**

- a. Next scheduled meeting will be our **REGULAR MEETING on Wednesday, May 1, 2024 at 7:30 PM** which will take place here, in person, in the Municipal Complex 2<sup>nd</sup> floor meeting room, 25 Neptune Boulevard.
- b. With no further business before the Board a motion to adjourn was offered by \_\_\_\_\_ to be moved and seconded by \_\_\_\_\_, meeting closed at \_\_\_\_\_ PM.





